

March 21, 2017

Gabe Sevigny  
Development Services Department  
El Paso County  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Re: Drainage Conformance Letter for Lot 2, Block 1 – Claremont Ranch West  
Filing No. 9B**

Dear Mr. Sevigny,

This drainage conformance letter has been prepared for Lot 2 of Claremont Ranch West Filing No. 9B project site located in Section 4, Township 14 South, Range 65 West of the 6<sup>th</sup> Principal Meridian, County of El Paso, State of Colorado. The purpose of this letter is to show that the proposed drainage for the site conforms to the current City of Colorado Springs *Drainage Criteria Manual Volume 2* and the *Final Drainage Report for SEC of Marksheffel Rd. & Constitution Ave.* prepared by Galloway & Company, Inc. dated September 14, 2015. A composite runoff coefficient calculation was performed for the subject site and these calculations are attached herein.

The building is proposed to be located on Lot 2 of the subdivision. The project site is located in Basin D-2 of the *Final Drainage Report*. Runoff from this lot was designed to be captured by a future storm sewer system which is to connect to the existing storm system which outfalls to the existing southwest pond as identified in the *Final Drainage Report*. The existing 5- and 100-year runoff coefficients for the combined basins based on the *Final Drainage Report* are 0.81 and 0.88, respectively.

The proposed grading for the site is consistent with the intended grading and drainage pattern proposed in the *Final Drainage Report*.

The proposed drainage plan for the site consists of six drainage basins (totaling 36,877 SF). The combined runoff coefficient for basins D-2A, D-2B, D-2C, D-2D, OS-1, OS-2A, OS-3 is estimated to be 0.70 and 0.80 in the 5- and 100- year storms, respectively. Runoff from basins D-2A, D-2B, D-2C, D-2D will be collected into a new catch basin and curb inlet on-site which will connect to the existing storm sewer system and be routed to the southwest pond. Runoff from basins OS-1 and OS-3 will continue to be collected into existing curb inlets which will outfall directly into the southwest pond. Runoff from basin OS-2 will continue to outfall to Marksheffel Rd which per the MDDP was designed to accommodate undeveloped flows from the site. These runoff coefficients are below the planned values and thus the runoff will be less than originally planned. The overall imperviousness of the site after final stabilization has been calculated to be 78%. These findings indicate that this project will have no negative impacts on the existing drainage infrastructure.

PPR 17-053

I affirm that the proposed drainage design of Lot 2, Claremont Ranch West Filing No. 9B is in substantial conformance with the approved *Final Drainage Report for SEC of Marksheffel Rd. & Constitution Ave.* prepared by Galloway & Company, Inc. dated September 14, 2015.

**BMP Selection** (Reference ECM Appendix I Section I.7.2)

**Step 1: Runoff Reduction Practices**

Due to site being less than 1 acre the opportunity for implementation of grass buffers or swales was not practical. This site is compliant with the approved Final Drainage Report for SEC of Marksheffel Rd. & Constitution Ave. Every attempt was made to reduce impervious areas while also complying with the parking requirements set forth by El Paso County.

**Step 2: Stabilize Drainageways**

This step is not applicable. There are no drainageways located on this site.

**Step 3: Provide Water Quality Capture Volume (WQCV)**

Runoff from this site will be collected via existing storm sewer and routed to an existing water quality pond located just south of the site.

**Step 4: Consider Need for Industrial and Commercial BMPs**

This site is less than 1 acre and a water quality pond is not being proposed so therefore per Appendix I Section 7.1.B this site does not fall under the definition of “new development or significant redevelopment” so this step is not applicable.

**Design Engineer's Statement:**

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by the County for drainage reports and said report is in conformity with the applicable master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.

Jennifer Romano, PE  
Licensed Professional Engineer  
State of Colorado No. 44401



Date

**Developer's Statement:**

I, the developer have read and will comply with all of the requirements specified in this drainage report and plan.



Zach Lauterbach, Sr. Development Manager  
Evergreen Development  
2390 East Camelback Road, Suite 410  
Phoenix, AZ 85016

03/22/18  
Date

**EL PASO COUNTY:**

Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 & 2, El Paso County Engineering Criteria Manual and Land Development Code as amended.

**Approved**

by Elizabeth Nijkamp  
El Paso County Planning and Community Development  
on behalf of Jennifer Irvine, County Engineer, ECM Administrator



03/29/2018 2:59:45 PM

Jennifer Irvine, P.E.  
County Engineer/ECM Administrator

Date